

# EXHIBIT C

CFN 20200132739  
 OR BK 31834 Pgs 2682-2683 (2Pgs)  
 RECORDED 03/03/2020 11:56:47  
 DEED DOC TAX \$3,000.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY

**Lisa Pearson, P.A.**

1688 Meridian Ave, 7th Floor

Miami Beach, Florida 33139

AND RETURN TO:

**Law Office of Brian D. Smith**

420 Lincoln Road, Suite #248

Miami Beach, FL 33139

Property Appraisers Parcel Identification (Folio) Numbers: **02-4203-097-0290**

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## WARRANTY DEED

**THIS WARRANTY DEED**, made the 21<sup>st</sup> of February, 2020 by Brenda Kaye, a single woman, whose post office address is P.O. Box 21943 Chattanooga, TN, herein called the Grantor, to Brian D. Smith, Trustee of the 465 OCEAN LAND TRUST dated February 4, 2020, whose post office address is 420 Lincoln Road, Suite #248, Miami Beach, FL 33139, hereinafter called the Grantee: with full authority to protect, conserve, sell, convey, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described pursuant to Florida Statute 689.071 (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, State of Florida, viz.:

**Condominium Unit No. 316, Royal Atlantic Condominium, a Condominium, according to the Declaration thereof, recorded at O.R. Book 6131, page 416, of the Public Records of Miami-Dade County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

File No: KAYE

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Franklin Pickle  
Witness #1 Signature

Franklin Pickle  
Witness #1 Printed Name

Emily Miller  
Witness #2 Signature

Emily Miller  
Witness #2 Printed Name

Brenda Kaye  
Brenda Kaye  
PO Box 21943  
CHATT, TN

STATE OF Tennessee  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February, 2020 by Brenda Kaye, by means of [ ☒ ] physical presence or [ ☐ ] online notarization, who is personally known to me or has produced Tennessee Driver License as identification.

SEAL

Zack Brown  
Notary Public

Zack Brown  
Printed Notary Name

My Commission Expires:

Commission Expires 08/08/2022



File No: KAYE